

2024-010568

Klamath County, Oregon



00336470202400105680040046

12/06/2024 10:56:08 AM

Fee: \$97.00

Recording Office

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**After recording return to:** ORS 205.234(1)(c)

John W. O'Leary

Gravis Law, PLLC

P.O. Box 5498

Kennewick, WA 99336

**1. Title(s) of the transaction(s)** ORS 205.234(1)(a)

Statutory Quitclaim Deed

**2. Direct party(ies) / grantor(s)** Name(s) ORS 205.234(1)(b)

Toymitsu Yokuda and Yoshiko Yokuda, husband and wife

**3. Indirect party(ies) / grantee(s)** Name(s) ORS 205.234(1)(b)

Satoru Thomas Yokuda and Eileen Louise Yokuda, husband and wife

**4. True and actual consideration:** ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other: No consideration - Love and Affection

**5. Send tax statements to:** ORS 205.234(1)(e)

Satoru Yokuda

455 Mainmast Court

Richland, WA 99354

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

FULL

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:** ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:**

**9. If this instrument is being re-recorded complete the following statement:** ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

Until a change is requested, all tax statements will be sent to:

Satoru Yokuda  
455 Mainmast Court  
Richland, WA 99354

After recording return to:

Gravis Law, PLLC  
P.O. Box 5498  
Kennewick, WA 99336

### **STATUTORY QUITCLAIM DEED**

TOYOMITSU YOKUDA and YOSHIKO YOKUDA, husband and wife, Grantors, release and quitclaim to SATORU THOMAS YOKUDA and EILEEN LOUISE YOKUDA, husband and wife, Grantees, for love and affection and no other consideration, all right, title, and interest in and to the following described real property:

Lot 10, Block 4, TRACT 1029, SPRAGUE RIVER PINES, in the County of Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 9500

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00.

DATED: July 25, 2023.

*Toyimitsu Yokuda*  
TOYMITSU YOKUDA

*Yoshiko Yokuda*  
YOSHIKO YOKUDA

\_\_\_\_\_)      Japan  
          )      Prefecture of Okinawa  
          )      City of Naha  
          )      Consulate General of the } SS  
          )      United States of America

I certify that I know or have satisfactory evidence that TOYMITSU YOKUDA and YOSHIKO YOKUDA are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 25<sup>TH</sup> day of JULY, 2023.

**Justin Door**  
**Vice Consul**  
\_\_\_\_\_  
NOTARY PUBLIC in and for the \_\_\_\_\_  
\_\_\_\_\_, residing at NAHA, JAPAN  
My Commission Expires: INDEFINITE



*Certificate of Acknowledgement*

JAPAN )  
PREFECTURE OF OKINAWA )  
CITY OF NAHA ) SS:  
CONSULATE GENERAL OF THE )  
UNITED STATES OF AMERICA )

I certify that on this day the individual named below appeared before me and acknowledged to me that the attached instrument was executed freely and voluntarily.

\*\*\*\*\*

Yoshiko Yokuda  
Name of Individual

  
Signature of Consular Officer

Malcolm Wightman  
Consul of the United States of America

October 11, 2024  
Date

My commission expires: INDEFINITE